

CITY OF BEAVERTON

# PLANNING COMMISSION

## FINAL AGENDA

BEAVERTON CITY HALL  
COUNCIL CHAMBERS  
4755 SW GRIFFITH DRIVE  
BEAVERTON, OR 97005

APRIL 2, 2003

7:00 P.M.

CALL TO ORDER

ROLL CALL

VISITORS

STAFF COMMUNICATION

OLD BUSINESS

CONTINUANCES

1. **PROGRESS QUARRY**

The following land use applications have been submitted for a 110-acre mixed-use development consisting of 746 multi-family residential dwelling units to be located throughout the site with approximately 20 acres of land reserved for future commercial use. The proposal includes the realignment of SW Barrows Road, the construction of a recreation trail along the southern portion of the project site, and the construction of a lake. The development proposal is located on the reclaimed rock quarry, south of SW Scholls Ferry Road, north of SW Barrows Road, between SW 154<sup>th</sup> Avenue and SW Horizon Boulevard, specifically on Washington County Assessor's Map 2S1-05, on Tax Lots 200, 804, 1000, 1100, and 1200. The parcels have one of the following zoning designations: Town Center Medium Density Residential (TC-MDR), Town Center High Density Residential (TC-HDR), Town Center-Mixed Use (TC-MU) and Urban Medium Density (R-4). The five parcels total approximately 110 acres.

***The following applications will be reviewed under the Development Code in effect prior to September 19, 2002:***

A. **CUP2002-0028: Conditional Use Permit (PUD-PDP)**

*(Continued from March 26, 2003)*

The applicant requests Conditional Use Permit (CUP) approval for the Progress Quarry Planned Unit Development Preliminary Development Plan (PUD-PDP). The CUP will review the specific development of 740 multi-family residential dwellings and associated improvements as one planned development. Pursuant to Section 40.05.15.3 of the development code, the CUP-PUD has requested deviations to certain site development requirements found in the zoning designations of the parent parcels.

B. **SB2002-0016: Subdivision Preliminary Plat**

*(Continued from March 26, 2003)*

The applicant requests preliminary plat approval to subdivide tax lots 200, 804, 1000, 1100, 1200, of Washington County Assessor's Map 2S1-05. The applicant proposes 348 lots to allow ownership of townhomes, apartment buildings, and commercial and with multiple tracts for associated improvements. Access to the site is through a street system consisting of public and private streets connecting to existing streets such as SW Barrows Road, SW Horizon Boulevard, SW Sagehen Street, SW Chukar Terrace, and SW Menlor Lane. The applicant requests a series of Street Design Modifications to multiple public streets throughout the development.

C. **TPP2002-0006: Tree Preservation Plan**

*(Continued from March 26, 2003)*

Request for approval of a Tree Preservation Plan for the development of a mixed use Planned Unit Development within a significant tree grove identified as grove NX4 on the City of Beaverton's Tree Inventory.

***The following applications will be reviewed under the Development Code in effect after September 19, 2002:***

D. **VAR2003-0001 (PROGRESS QUARRY ACCESS SPACING-LOOP STREET)**

*(Continued from March 26, 2003)*

The applicant requests Variance approval to Development Code Section 60.55.40.6, which requires that access points on 'Collector' streets shall not exceed 440 feet. The applicant is requesting a Variance to the access street spacing standard for the Loop Street, which is designated a Collector street.

E. **VAR2003-0002 (PROGRESS QUARRY ACCESS SPACING-STREETS AREA D)**

*(Continued from March 26, 2003)*

The applicant requests Variance approval to Development Code Section 60.55.40.6, which requires that access points on 'Local' streets shall not exceed 530 feet and that access points on 'Collector' streets shall not exceed 440 feet. The applicant is requesting a Variance to the access street spacing standard for streets 'G', 'H', 'I', and 'J' within area 'D' of the proposed Progress Quarry development.

F. **VAR2003-0003 (PROGRESS QUARRY ACCESS SPACING-STREETS AREA A & B)**

*(Continued from March 26, 2003)*

The applicant requests Variance approval to Development Code Section 60.55.40.6, which requires that access points on 'Neighborhood Route' streets shall not exceed 660 feet and that access points on 'Local' streets shall not exceed 530 feet. The applicant is requesting a Variance to the access street spacing standard for streets 'A', 'B', 'C', 'D', 'E', and 'F' within areas 'A' and 'B' of the proposed Progress Quarry development.

NEW BUSINESS

APPROVAL OF MINUTES FOR  
MARCH 5 AND 12, 2003

APPROVAL OF ORDERS

MISCELLANEOUS BUSINESS

DIRECTOR'S REPORT

## **PUBLIC HEARING FORMAT**

**Chairperson Opens Hearing**

**City Staff Presents Staff Report**

**Applicant Identifies & Explains their Request**

**Public Testimony For or Against**

**Rebuttal Testimony**

**Applicant**

**Staff Comments**

**City Attorney's Comments**

**Chairperson Closes Hearing**

**Deliberation & Action**

Agenda items will not necessarily be heard in the order presented above.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITHIN 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2348 OR 526-2222/VOICE/TDD.